

Courtesy Of Sarah J Leib Of RE/MAX River City

## \$454,800 - 317 39 Avenue, Edmonton

MLS® #E4430339

**\$454,800**

3 Bedroom, 2.50 Bathroom, 1,418 sqft  
Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

MAGNIFICENT MAPLE CREST! An Open concept Main Level has a beautiful L-shaped kitchen w/ large island, spacious corner pantry & cabinets that extend up to the ceiling. Full-height Tile Backsplash & Stainless Steel Appliances. Primary Bedroom has an ample walk-in closet & ensuite w/ a spa-like five-foot walk-in shower. Two additional Bedrooms & a full Bath can be found on the Upper Level. Bonus: AIR CONDITIONING, Heated Garage, Quartz Countertops throughout & FIREPLACE! Basement roughed-in for bath & has large windows for plenty of light. SOUTH YARD BACKING ONTO TREED, GREEN SPACE w/ Gas BBQ Line & Deck. Built using the Superior Silence system (no shared walls or floor joists) so there is minimal sound transmission between the properties. Community is ideally located minutes from major shopping centers & a transit hub. Easy access to Henday & Airport. Enjoy walking trails, creeks & greenspaces! An Opportunity for Multi-Generational Families looking for Side by Side Duplexes. A Former Showhome is move-in ready!



Built in 2019

### Essential Information

MLS® #	E4430339
Price	\$454,800

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,418
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	317 39 Avenue
Area	Edmonton
Subdivision	Maple Crest
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2K1

### **Amenities**

Amenities	Air Conditioner, Deck, No Smoking Home
Parking	Heated, Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Landscaped, No Back Lane,

Park/Reserve, Playground Nearby, Private Setting, Public  
Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles  
Construction Wood, Brick, Vinyl  
Foundation Concrete Perimeter

### **School Information**

Elementary Julia Kiniski/St Kateri  
Middle Thelma Chalifoux/F M Troy  
High Dr F Whiskeyjack/Austin O

### **Additional Information**

Date Listed April 11th, 2025  
Days on Market 2  
Zoning Zone 30

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Listing information last updated on April 13th, 2025 at 7:02pm MDT